

Moorage Construction Expectations

General Criteria

- General Contractor shall be experienced in construction of marine facilities and shall have constructed a minimum of ten small boat moorage facilities.
- Pile installation contractor shall have a minimum of five years' experience in driving piling in a marine environment.
- All construction shall meet the permit requirements for the project including but not limited to allowable in-water work window periods and environmental control requirements.
- Construction shall be phased to mitigate impact to existing tenants that are displaced at any given period.
- Proposer shall be responsible for all demolition and legal reuse or disposal of all existing infrastructure to be removed. All demolition debris shall be disposed of at a permitted legal landfill or other legal disposal site.
- A detailed schedule shall be provided to DPR for information purposes showing sequence and phasing of construction. The schedule shall be updated on a weekly basis during active construction periods. The schedule shall show required utility shutdowns, major deliveries, and other activities that would impact upland activities and adjacent users.
- Successful proposer shall be responsible for coordination with adjacent businesses and facilities to minimize and coordinate all construction impacts. Do not block access to adjacent commercial, business, and recreational activities.
- Comply with all City requirements including but not limited to use of right of way, haul routes, allowable working hours, and other construction activity requirements.
- Follow requirements for utility system location and marking prior to all site excavation or work that may impact existing utilities.
- Minimize disruption of utility systems for utility cutovers and connections. Provide adequate notification to all affected businesses and others of planned utility shutdowns including estimated timing and duration.
- Preserve and protect all adjacent site improvements including parking areas, landscaping, buildings, and infrastructure improvements to remain. Restore any damaged facilities caused by construction activities to their original conditions.
- Prepare, implement, and update as required a Site Safety Plan for all construction activities.
- Prepare, implement, and update as required all environmental and archaeological control plans and methods as required by codes and permits during construction activities. These plans shall include but are not limited to the following:
 - Demolition and Disposal Plan and Controls
 - Temporary Erosion and Sedimentation Controls
 - Stormwater Pollution Prevention Plan and Controls

- Waste Management Plans and Controls
 - Protection of Natural Resources
 - Air Quality Controls
 - Water Quality Controls
 - Historical and Archeological Resources Plan and Controls
- Provide, implement, and update as required all Temporary Facilities and Controls including but not limited to the following:
 - Traffic Safety and Control Plans
 - Temporary utilities for construction
 - Temporary waste and hauling facilities
 - Temporary sanitary facilities
 - Project signage and information
- Provide consistent and continuous Quality Control and Assurance throughout the design and construction process.
- Design Quality Control Manager and Construction Quality Control Manager shall be designated and shall be responsible for overall quality control during design and construction respectively. The two QC managers shall coordinate to assure that the design quality intent is carried through to the final constructed facilities.
- Provide Special Inspections as required by the City Building Permit.
- Coordinate and conduct period coordination and meetings with DPR during Construction to discuss progress and any project issues.
- Provide final commissioning and testing of all completed facility elements such as utility systems and equipment prior to occupancy. All commission and testing of systems shall be conducted prior to close out of the construction phases of the projects.
- Pressure testing and disinfection of potable water lines shall be conducted per City requirements.
- All required inspections including State Electrical Inspections and City Building Department Inspections shall be conducted and completed prior to occupancy of any areas or systems requiring final inspections by local and state agencies.
- Closeout and acceptance by Designers of Record shall be completed at the end of each major construction phase.
- A copy of final record drawings for all major facility improvements shall be provided to the DPR for their records, a single hard copy and an electronic copy shall be provided.
- An Operations and Maintenance Data Manual shall be prepared for each facility. The manual shall contain information on the major infrastructure and equipment at each facility including manufacturer's data, model numbers, maintenance recommendations, and other relevant maintenance information. Provide three copies of each manual to DPR for their records. Three copies of each manual shall be kept at the office of each facility.